

## A COMMUNITY DESIGNED AROUND YOU

- 2, 3 & 4-bedroom townhomes in the heart of South Surrey
- Indoor and outdoor living spaces in sync with today's lifestyles
- A tree-filled setting featuring an expansive central park with places to play, exercise, and connect with friends and neighbours
- Two indoor amenity centres: The Hideaway and The Locker
- Prime location in the Morgan Heights neighbourhood minutes from shopping, beaches, trails, parks, a new aquatic centre, and more
- Within walking distance of top-rated elementary and high schools, local shops, cafés, and restaurants
- Easy access to transit, commuter routes along Hwy 99, King George Boulevard, Hwy 15, and the US border

## THE INSIDE SCOOP

- 2 colour scheme choices – Liberty White or Flatiron Gray
- 9' ceilings throughout main level
- Classic shaker interior doors
- Flat stock baseboards and door casings
- Vinyl plank flooring on main and lower floors
- Wool blend carpet on upper floor and stairs
- Roller blinds on most windows
- Oversized porcelain floor tiles in main bathroom, ensuite, and laundry area
- Surface mount LED wafer lighting throughout
- Easy slide rail closet shelving

## MODERN KITCHENS MADE FOR LIVING

- Wood grain cabinetry with open accent shelving in upper cabinets
- Sleek and durable quartz stone countertops
- Geometric ceramic tile backsplash
- Double-bowl stainless steel undermount sink with garbage disposal
- Single-handle pull-down centre mount faucet with spray
- Modern flush ceiling lights above island\*
- LED under-cabinet lighting
- Soft-close cabinet doors and drawers
- Minimalist edge pulls and touch latch on cabinets
- Large pull-out pantry\*
- Desk area and/or breakfast bar

## PRIMARY ENSUITE

- Dual sinks and mirrored storage cabinets
- Polished quartz countertops
- Oversized porcelain floor tiles
- Frameless glass shower with hand-held shower wand and modern niche for placement of products
- Textured accent tile\*

## CLASSIC ARCHITECTURE

- Distinctive rooflines and Brownstone-inspired details
- Warm brick facades and metal roof accents\*
- Classic black exterior windows throughout
- Well lit private entries
- Beautiful landscaping complements the many surrounding mature trees
- Lots of deck space for outdoor entertaining

## TAKE A WALK IN THE PARK. YOUR PARK.

The Loop Trail at the heart of the community features:

- A walking trail with a Scandinavian Nola Kebne outdoor gym
- Picnic tables for casual outdoor dining
- Large communal gas fire pit
- Play structure and organic log play area for kids

## THE HIDEAWAY

Situated facing The Loop Trail, is a two-storey amenity designed to act as an extension of your home. This space features:

- A communal work-from-home space
- Social lounge with a large fully equipped kitchen, comfortable seating, and an expansive deck overlooking The Loop Trail
- Outdoor dog wash area

## THE LOCKER

A two-level fitness space building featuring:

- Cardio equipment
- Open multi-use fitness area
- Water station

## CONVENIENCE AND PEACE OF MIND

- Dedicated Homeowner Services team with online service portal
- Travelers Comprehensive third-party warranty
  - 2 years Workmanship and Materials
  - 5 years Water Penetration
  - 10 years Structural Defects
- Forced-air heating system
- Gas line rough-in for BBQ hook up
- EV Outlet rough-in with Level 2 charging capabilities (30amps/208Volt)
- Energy-saving double glazed windows
- Sturdy 2"x 6" exterior wall construction with R24 insulation
- Hardwired smoke and CO detectors in all homes and common areas
- Pre-wired with CAT5 and cable coax
- Telus fibre network capability
- Ample visitor parking

\* Available in specific floorplans, see sales team for details.

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